

Off-Street Parking

The Zoning Ordinance requires land uses to provide parking on private property and regulates the design of parking lots. The purpose of this is to minimize any detrimental impacts of vehicle circulation and loading on adjacent properties and/or rights-of-way.

Determine if the land use is exempt from providing off-street parking.

Land Uses in the **B-C-1** and **B-B** Zoning Districts are exempt from providing off-street parking. See *Sec. 8-3090 Exempted uses and special off-street parking requirements for specified zoning district*.

Land Uses less than 2,500 SF in **TN-2, TC-1, TC-2, and CIV** are exempt from providing off-street parking.

However, if parking is provided the parking spaces must with *Sec. 8-3082 Plan and Design Standards*.

Determine the number of parking spaces required by using the parking ratios in the section that corresponds to the Zoning District. Most ratios are based upon the square footage of the building, but others are based upon number of seats, employees, etc.

Mid-City (TN-2, CIV, TC-1, TC-2)

The Off-Street Parking requirements are found in *Sec. 8-3224*

*In these Zoning Districts, on-street parking spaces adjacent to the property can count toward the off-street parking requirement. See the Zoning Administrator for approval.

Victorian District (1-R, 2-R, 3-R, 1-B, 2-B, 3-B)

The Off-Street Parking requirements are found in *Sec. 8-3028(p)*.

All other Zoning Districts

The Off-Street Parking requirements are found in *Sec. 8-3089 Minimum space requirements for off-street parking areas*.

Handicap Accessible Spaces

Handicap accessible spaces are required based upon a ratio of total spaces provided. Sec. 8-3082 (a)(3) provides the requirements for handicap accessible parking facilities.

Uses not covered by Sec. 8-3089

If a parking ratio is not listed for a specific use, the Zoning Administrator is required to determine the number of required parking spaces. In these situations, provide the information to the Zoning Administrator for a determination of the number of spaces.

Some uses state that parking requirement is to be determined by the Zoning Administrator. In these situations, provide the information to the Zoning Administrator for a determination of the number of spaces.

Determine if the design standards and additional requirements for parking spaces are met. These requirements consist of parking space materials, stall width, stall depth, buffers, etc. Mid-City (TN-2, CIV, TC-1, TC-2)

The Off-Street Parking requirements are found in *Sec. 8-3224*

Victorian District (1-R, 2-R, 3-R, 1-B, 2-B, 3-B)

The Off-Street Parking requirements are found in *Sec. 8-3028(p)*.

All other Zoning Districts

The Off-Street Parking requirements are found in *Sec. 8-3082 Plan and Design Standards*

If the parking can not be located on site, the Ordinance allows for parking spaces within close proximity to the property to be counted toward the parking requirement. This is referred to as a Remote Parking Facility.


Sec. 8-3088 Remote Parking Facility allows for off-site parking to be used to meet the parking requirement.

Victorian District (1-R, 2-R, 3-R, 1-B, 2-B, 3-B)

Sec. 8-3028(p)(2)(d) indicates the allowed distances for remote parking facilities.

All Other Zoning Districts

Sec. 8-3082(r) indicates the allowed distances for remote parking facilities.



Provide the applicant with the [Remote Parking Agreement](#)

A 5 year lease signed and notarized by both parties identifying the availability of parking and the terms of the agreement shall be presented prior to approval of a building permit or Certificate of Occupancy.

The lease shall be made a condition of approval. If the lease ceases to exist, the Certificate of Occupancy will be revoked until additional parking is provided to meet the parking requirement.

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